176.0	0006	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	680,900 / 680,900
					USE VALUE:	680,900 / 680,900
					ASSESSED:	680,900 / 680,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WASSERMAN AMY R &		
Owner 2:	STEEVES DAVID M		
Owner 3:			
Street 1:	108 SYLVIA ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	WASSERMAN AMY R -		
Owner 2:	-		
Street 1:	108 SYLVIA ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	235,000	700	445,200	680,900
Total Card	0.165	235,000	700	445,200	680,900
Total Parcel	0.165	235,000	700	445,200	680,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.29 | /Parcel: 443.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 118535

GIS Ref

GIS Ref

Insp Date 09/08/18

!13776!

PREVIOUS ASSESSMENT

Parcel ID 176.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,000	700	7,200.	445,200	680,900	680,900	Year End Roll	12/18/2019
2019	101	FV	207,600	800	7,200.	438,800	647,200	647,200	Year End Roll	1/3/2019
2018	101	FV	197,800	0	7,200.	337,100	534,900	534,900	Year End Roll	12/20/2017
2017	101	FV	197,800	0	7,200.	318,000	515,800	515,800	Year End Roll	1/3/2017
2016	101	FV	197,800	0	7,200.	292,600	490,400	490,400	Year End	1/4/2016
2015	101	FV	185,500	0	7,200.	273,500	459,000	459,000	Year End Roll	12/11/2014
2014	101	FV	185,500	0	7,200.	251,900	437,400	437,400	Year End Roll	12/16/2013
2013	101	FV	185,500	0	7,200.	251,900	437,400	437,400		12/13/2012

PRINT

Date	Time
12/11/20	03:41:02

LAST REV

Date	Time
08/20/20	11:44:06
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13776

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WASSERMAN AMY R	63125-315		12/30/2013	Convenience	1	No	No		
DIETZ STEPHEN C	54990-557		7/15/2010	Convenience	1	No	No		
STONE GREGORY &	36137-527		8/15/2002		365,000	No	No		
JOHNSON ETHEL	24496-47		4/29/1994		159,800	No	No		Y

USER DEFINED

Prior Id # 1:	118535
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2020	618	Dormers	100,000	O				
6/16/2014	660	Renovate	30,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Inspected	PH	Patrick H
7/30/2018	MEAS&NOTICE	BS	Barbara S
6/26/2014	Info Fm Prmt	PC	PHIL C
2/6/2012	Meas/Inspect	JBS	JOHN S
12/18/2008	Measured	345	PATRIOT
11/30/2002	MLS	MM	Mary M
1/5/2000	Meas/Inspect	276	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	70.	0.88	6									445,198						445,200	

Total AC/HA: 0.16529 | Total SF/SM: 7200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 445,198 | Spl Credit | Total: 445,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	288708
Depreciation:	53700
Depreciated Total:	235008

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

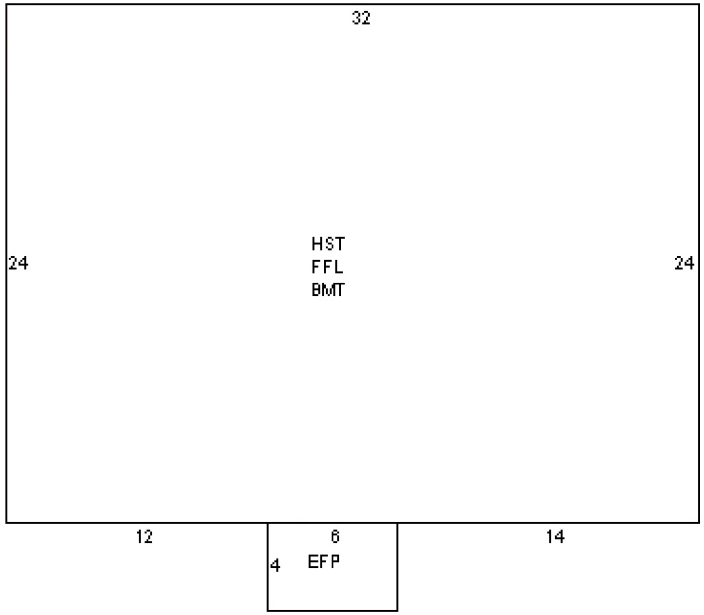
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	55.780	42,836
FFL	First Floor	768	140.320	107,765
HST	Half Story	384	140.320	53,882
EFP	Enclos Porch	24	71.870	1,725

Net Sketched Area:	1,944			Total:	206,208
Size Ad	1152	Gross Are	2328	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	120.88
Final Total:	235000	Val/Su SzAd	203.99

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2003	0.00	T	12.8	101						
19	Patio	D	Y	1	14x14	A	AV	2008	4.16	T	8.8	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700